

## Elmer, Linda

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**From:** Bauman, Robert  
**Sent:** Monday, December 09, 2019 11:58 AM  
**To:** Peter Feigin; Historic Preservation Commission; Joseph Stanton  
**Cc:** Hamilton, Ashanti; Elmer, Linda; Lee, Chris; Hatala, Carlen; Peterson, Alexis; Bruce T. Block; Owczarski, Jim; Lemmer, Jodi  
**Subject:** RE: 1245 N. Milwaukee St - Garner House

I am compelled to respond to this communication. I have no idea how the HPC appeal scheduled tomorrow or today's file on permanent designation before HPC will turn out. However, any implication that somehow our development process is flawed or hinders development needs to be responded to.

The first this office heard about this project was after the property was acquired and after substantial architectural work had been completed. When I was informed about the project (actually by accident since the first contact was from a concrete contractor who was wondering when the project would be starting) I told the owner's representative that this was a very old structure (1865) and that someone may seek to designate the property as historic which would trigger a process before the Historic Preservation Commission. This representative had no clue what I was talking about. They were ready to move in the bull dozer.

An application for designation was filed by a citizen and that triggered a process before the Historic Preservation Commission and potentially the council if appeal rights were exercised. This is how our Historic Preservation Ordinance works. A developer/owner who did their homework would know this or they could have simply called my office before they purchased the property and they would have been told about this process since the potential demolition of any building that is over 150 years old will trigger some level historic review.

The city's procedures have worked precisely as designed and intended. It is no fault of any city department, office or official that this project has been delayed based legitimate concerns about the historic status of a structure that was built when Abraham Lincoln was president.

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**From:** Peter Feigin [mailto:PFeigin@bucks.com]  
**Sent:** Sunday, December 08, 2019 10:30 PM  
**To:** Historic Preservation Commission; Joseph Stanton  
**Cc:** Hamilton, Ashanti; Bauman, Robert; Elmer, Linda; Lee, Chris; Hatala, Carlen; Peterson, Alexis; Bruce T. Block  
**Subject:** 1245 N. Milwaukee St - Garner House

To Whom It May Concern,

I wanted to email in regards to an upcoming Historic Preservation Commission item. The Garner-Rainey-Schutz house is not deserving of any historic designation. As the committee discussed and decided back in November's Temporary Designation hearing, it is evident that the house is not historically significant for multiple reasons. Given that this was discussed in detail and already voted upon I won't discuss those points again. As a city we should applaud and encourage projects like this versus making the process extremely challenging, expensive, political, time consuming and unfortunately discouraging to potential investors and developers.

I applaud the committee's original decision. I know the main point of the hearing is to discuss the house's historical significance but upon hearing other discussions I wanted to voice a few additional thoughts.

Beach House LLC is owned by Pat Connaughton, current Milwaukee Bucks guard. To have Pat trying to invest back into the city in which he plays is significant in itself and something you don't often see. Having been through some of this

process before, I can speak from experience as to how impactful these investments can be to the city. Although the Fiserv Forum is on a different scale than this project, I think big or small, they are equally as important for the city's growth in the long run. I've personally spoken to Pat about the issue at hand, he has voiced to me that his goal is for this to be the first of many investments into the City of Milwaukee. We actually have members of the Buck's family taking the initiative to invest in this great city.

Having known Pat these last few years, I can tell you that Pat isn't investing in Milwaukee's downtown area for the money. Many developers are in it to cram as many units onto one lot as they can, in order to maximize profits. Often times those same developers don't care if it fits the mold of the neighborhood or not. Pat and his company do not have a history of following those practices. The best example of that being this N. Milwaukee St project. Per zoning, they are allowed to build at least 4 units, and he is only building 3. Going further, the proposed development will fit the neighborhood well as it features quite a bit of decorative trim work, a true stucco finish, etc. These are features that HPC likes to see used on it's current historic buildings. And although this building is not historic, they are still doing their best to make it fit the neighborhood.

Lastly, in those conversations with Pat it is my understanding that the existing structure is inhabitable and I know his goal was to live at this location for the foreseeable future and to own it for a very long time. Once again, I believe the committee made the correct decision back in November. We should be welcoming the fact that one of the city's public figures is eager to invest back into this great city."

I very much appreciate the opportunity to communicate my endorsement for the 1245 North Milwaukee Street/Garner House project

Go Bucks! And Go City of Milwaukee!

Sincerely

Peter Feigin  
President  
Fiserv Forum and The Milwaukee Bucks



Peter Feigin  
President

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